



ITEM: Consent to Sever Recommendation Report
DATE: May 20, 2026
TO: Committee of Adjustment
FROM: Planning & Development Department
FILE NO: B-2026-05 / B-2026-06 / A-2026-06
LOCATION: 1920 & 1852 Corbeil Road

1. Introduction

Applications have been submitted to the Municipality of East Ferris for consent to sever and minor variance for the purposes of creating one new lot and facilitating a lot addition. A portion of each of 1920 and 1852 Corbeil Road would form the newly created lot along with a portion of 1852 Corbeil Road being added to 1920 Corbeil Road as a lot addition. The properties are zoned Rural (R) under Zoning By-Law 2021-60, and under the Municipality of East Ferris Official plan, the subject properties are designated Rural/Village.

2. Description of Property

A location map is contained in **Figure 1** and the plan of the area to be severed in **Figure 2**.

Figure 1: Property Location

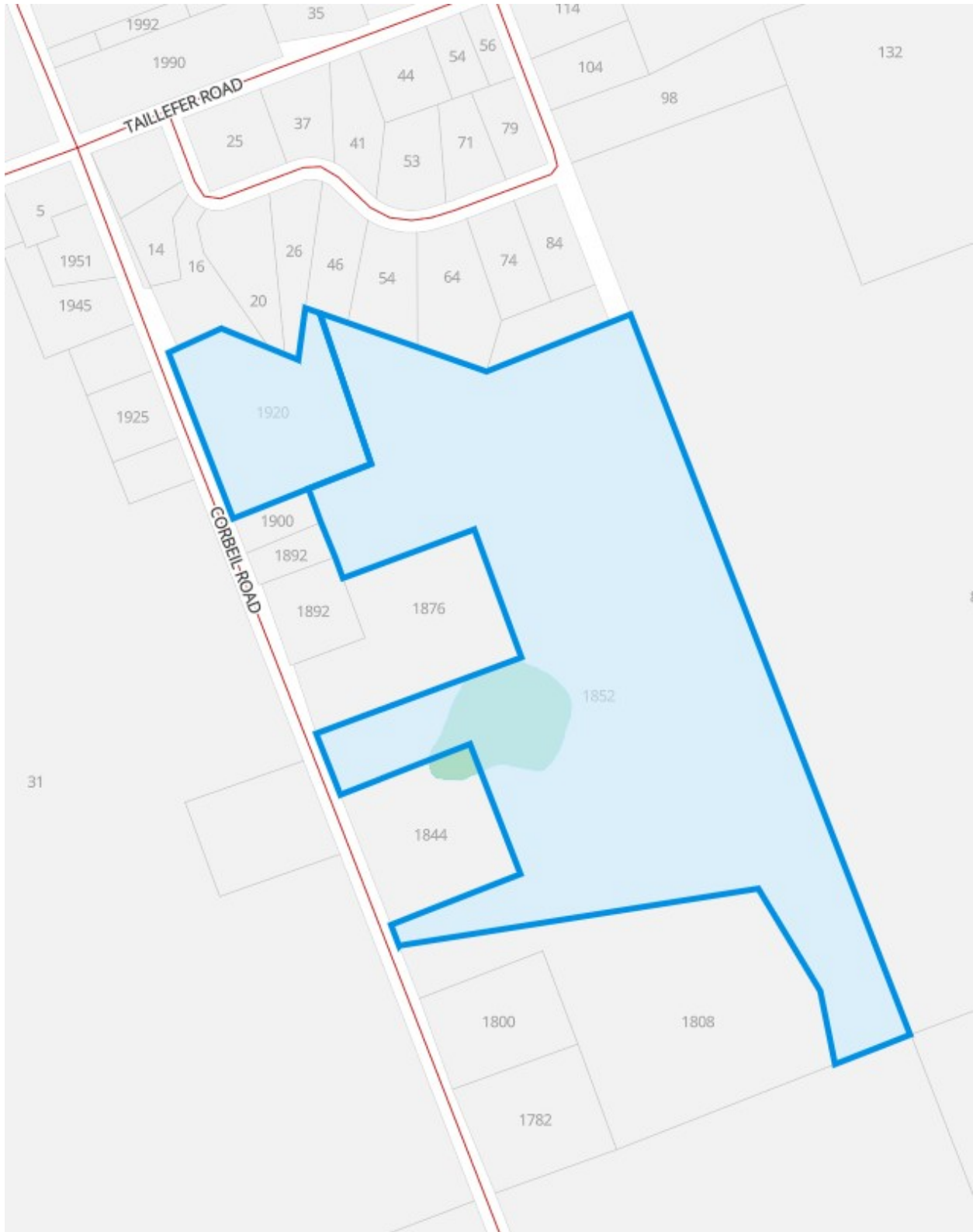


Figure 2: Area to be severed (not to scale)



3. Planning Review

A. Provincial Planning Statement

The Provincial Planning Statement, (PPS 2024) was issued under Section 3 of the Planning Act, and came into effect October 20th, 2024. The Policy requires that decisions affecting planning matters “shall be consistent with” policy statements issued under said Act. The applicant’s proposal for a lot addition for one new rural lot is consistent with the PPS 2024.

B. Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario 2011 was issued under the Places to Grow Act, which ensures a long term vision for strong communities while implementing policies directed at economic prosperity. The proposal is in conformity with the Growth Plan for Northern Ontario 2011.

C. Official Plan & Zoning By-law

The subject properties have split designations and are designated Rural and Village in the Municipality of East Ferris Official Plan. The minimum lot frontage required is 60 m and the minimum lot area is 0.8 ha. The zoning for both of these properties is Rural. The Rural Zone requires a minimum lot frontage for a residential use to be 60 m, and minimum lot area of 0.8 ha.

Section 5.4.4 8. Of the Official Plan speaks to development by consent in the Village designation:

Where development is on an individual lot basis, regard shall be had to the policies of Section 9.15.2. Lot sizes should be reasonably consistent with those of surrounding lots to optimize the use of land and to provide for a compatible settlement pattern.

In this case, the applicant is seeking a minor variance to permit a new lot to be created with 45m of frontage rather than 60m as specified by the Zoning By-law. Although 45m is deficient to the by-law standard, it is consistent with the immediately adjacent lots at 1900 and 1892 Corbeil Road. Further, the lot layout is also consistent with the adjacent Meadow Drive subdivision. The applicant’s proposal represents infill in the Village area and is consistent with the land use goals of the Village area that promote efficient development of land within the core areas of the community.

4. Recommendation

It is recommended that Minor Variance Application A-2026-06 be approved and further that Consent Applications B-2026-05 & B-2026-60 be approved, conditional upon the following;

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris’ Director of

Community Services;

- 4) That the applicant is required to pay \$250.00 per consent application to the Municipality of East Ferris for the Finalization Fee prior to the transfer of the severed land;
- 5) That the applicant is required to pay \$1,500.00 to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land, for the new lot creation only and not the lot addition (total of 1 fee for both applications);
- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.
- 9) That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, as amended.

Respectfully Submitted,



Greg Kirton, RPP, MCIP

Director of Community Services
Municipality of East Ferris